PT SEC 40-2N-27E
IN OR 2018/784

THE JONES COMPANY
201 PENDLETON STREET
WAYCROSS, GA 31501

2026

44-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,570,039
TOTAL MARKET VALUE	3,570,039
SOH/AGL Deduction	2,515,270
ASSESSED VALUE	1,054,769
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,054,769
TOTAL JUST VALUE	3,570,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,677,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0784	12/07/2015	QC	U	V	11	100
GRANTOR: FLASH FOODS INC						
GRANTEE: THE JONES COMPANY						
0522/0018	7/09/1987	WD	U	V		423,500
GRANTOR: CLARK CHRISTINE & H						
GRANTEE: FLASH FOODS INC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0	0004	OR	0.00	0.00	268,330.00	SF		1.00	0.70	0.70	19.00	13.30	3,568,789							
2	009605	C	WETLANDS	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.41 Total Land Value: 3,570,039 Market: 0 Agricultural: 0 Common: 3,570,039 PRINTED 07/09/2026 BY SYS